

# TOWN OF ELMORE, VT

## Select Board Meeting

Meeting Minutes – prepared by G. Schwartz  
Status: Approved

**Meeting Date: September 27, 2023**

**Start Time: 6:00 pm    Adjourn: 7:10 pm**

**Meeting Attendees: (See attached)**

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CALL TO ORDER: Chairman

- Review/approve previous meeting's minutes 9/13/23 Approved with the following comment; the vote date of 11/7 at 6:30pm was omitted from the minutes. This will be added to the approved minutes.
- Review additions or deletions to today's agenda - None
- Conflict of Interest review for agenda items - None

**1. SPECIAL TOPICS (Note: Topic will be addressed for no more than 15 minutes with follow-up as needed and noted by the SB.)**

**a. DISCUSSION:** VEM grant; buyout river corridor property - Morrey; Brian McWalters

**Notes:** Brian McWalters State Hazard Mitigation Planner for Vermont Emergency Management presented a mitigation plan for one property that was impacted by the July flood An Elmore resident. He stated that Bob Morrey, has expressed interest in exploring a buyout of his flood-prone property. Currently they have grant funding available to cover 100% of the costs of a buyout.

Because this property is within a river corridor, it would likely be eligible for a buyout grant. A buyout would enable the property owner to get full-market value for their property, reduce their flood risk, and create more open green space, helping to reduce neighbor's flood risk as well.

The Town would have to agree to own the parcel and maintain it as open green space. The grant would cover 100% of eligible costs, including any required environmental or archeology assessments, the appraisal, title search and closing document development, property purchase, demolition and debris removal, capping utilities, and final site work. This open space would create additional space for future flooding. Management of this project would be the responsibility of the Town, but would be reimbursable. All legal costs, property purchase, demolition and sitework would be covered. The property value would be the appraisal prior to July 8, 2023. The property purchase would be paid direct to the owner. All other work would be reimbursed after the work is complete. The application deadline is next summer and 18 months are allotted for post award completion.

The SB requested that Mr. McWalters send the application to our Town Clerk and that this issue would be on the agenda for our next regular scheduled SB Meeting.

**b. DISCUSSION:** Animal Control Officer Open Position; Local Kennel Needs (All: 15 min)

**Notes:** C. DeVore wrote to Ken to see if he could attend tonight's meeting. However, he was unable to attend. C. DeVore to reschedule for our next regular scheduled SB Meeting.

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- c. **DISCUSSION:** Marble request for presentation to the SB regarding a conditional use permit

**Notes:** C. DeVore stated that the SB will make no decisions regarding this permit and that this item is for awareness only and is not a hearing.

Roy Marble representing Fred Martin, stated that he has issues with the Towns ZA that are costing his client time and money. Mr. Marble stated that this project has previously been approved with conditions and now has been placed on the next DRB meeting that has been warned. He also stated that he is working with the new chair of the DRB and that things are moving forward.

### 2. ACTIVE ITEMS

- a. **UPDATE:** Town Voting Process: Australian Ballot / Town Meeting; Information Session Planning

**Notes:** W. West to contact Morrisville to procure information regarding how they handled their similar situation. The Select Board scheduled a special meeting prior to our public meeting on this issue for 6:00pm on October 23, 2023.

- b. **UPDATE:** Employee Health Insurance; Written policy review; continuation from Sept

**Notes:** This item has been rescheduled for our next regular scheduled SB Meeting.

- c. **UPDATE:** Elmore highway maintenance facility; funding, site work, budget, schedules, etc.

**Notes:** G. Schwartz reported on the following;

- Pricing for phone and internet service was discussed. Pricing was received from Comcast and Consolidated. The SB decided to move forward with Consolidated.
- Sitework 98% complete
- Painting is complete
- Roof 50% complete
- Small shed has been taken down from existing location
- Large shed is being erected
- Concrete slab #1 pour is scheduled for tomorrow
- Deidre Keith water issue has been resolved
- Tree locations have been staked out and trees should be installed in the next week.
- Any change orders to date with MSI should be more than offset by credits
- Meeting with Cross to resolve any billing issues are ongoing
- Latest MSI schedule shows a mid-November completion

### 3. CONTINUING ACTIVE ITEMS (Update status by primary owner)

- a. **UPDATE:** Road Commissioner's Report

**Notes:** M. LaCasse stated that the road crew has been working on the Pond Road ditching project. This is funded through a grant in aid project.

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b. **UPDATE:** Zoning Administrator's Report –

**Notes:** D. Valentine stated that there are no issues and that he is waiting for the next DRB Meeting

**4. NON-AGENDA/OTHER ITEMS**

a. Routine Administrative, operations items and payment approvals.

**Notes:** The Select board approved the August invoice for Cross Consulting.

**5. EXECUTIVE SESSION: Planned for 9/27: Contracts, labor relations agreements with employees, arbitration, mediation, grievances, civil actions, or prosecutions by the state, where premature general public knowledge would clearly place the state, municipality, other public body, or person involved at a substantial disadvantage. 1 V.S.A. 313(a)(1).**

**Notes:** The Select Board voted to enter Executive Session at 6:42 pm. No Minutes were taken during this session. Executive Session ended at 7:10 pm

**Next meeting: Wednesday, November 8, 2023 @ 6:00pm. Requests to be on the agenda must be received by October 28, 2023.**

